

## CIVIC IDEALS MOULDING BUSINESS CENTER

Artistry and Commerce Joined in Project; Sketch Shows Proposed Bishop Street Toward Harbor



M. McInerney, Ltd.

First National Bank

Theo. H. Davies & Co.

Bishop & Company

Castle & Cooke

Hawaiian Electric Co.

### PROGRESSIVE HAWAII

"Believe in Hawaii" is Slogan of Head of Honolulu's Representative Commercial Body, the Chamber of Commerce

By J. F. C. HAGENS  
President of the Honolulu Chamber of Commerce.

The impression visitors to our shores invariably gain is that Hawaii is keeping pace with the rest of the civilized world, and it is a source of much gratification to our people to know that we have kept abreast of the times, more particularly during the last decade. We are as progressive as the rest of our country; our sugar plantations, pineapple estates, business concerns, etc., are known for their highly developed state and are managed by progressive men. America can well be proud of her territory in the Pacific.

In the number of registered automobiles per capita Honolulu probably ranks among the highest in the world; the same can be said as regards telephones. The per capita wealth of the community has increased immensely, due not only to favorable conditions of the sugar market, but also largely to the industry, ability and progressiveness of our people.

This is demonstrated by the following figures:  
The Honolulu postoffice did a money order business of \$700,000 in 1908 as compared with \$3,353,900 in 1916.

The sugar crops increased from 521,123 tons in 1908 to 593,483 tons in 1916; and the pineapple pack from 410,000 cases to 2,591,261 cases.

Bank deposits from \$7,663,559 to \$26,379,249.

Real and personal property was assessed at \$132,290,182 in 1908 and at \$206,970,229 in 1916.

Building permits issued in 1908 amounted to \$299,715; in 1916 to \$2,353,095.

In fact all statistics of this nature show a healthy and steady growth.

In summing up Hawaii's progress for the last decade we find that the greatest impetus to development was given our islands through annexation, and while America greatly benefited by the acquisition of Hawaii, our beautiful islands were well repaid for the loss of

### PRESIDENT HAGENS OF COMMERCE CHAMBER IS BUSINESS OPTIMIST



J. F. C. Hagens.

their independence. Annexation has proved to be a step forward; it has meant progress, continued and unbounded progress to Hawaii.

To believe in Hawaii, its progress and its future is the slogan of its people next to their faith in the progress and future of our country at large.

### Honolulu Firms Planning Handsome Business Homes

Honolulu's civic progress has been marked within the past two weeks by the most important building project of the past five years—the proposal of a downtown business center founded on ideals of beauty as well as of practical utility.

Epoch-making in its suggestion of linking together a number of the territory's greatest firms, the project gains new luster from the ideals of civic beauty and original architecture that prompted its development.

The sale of a central site no longer needed for the million-dollar federal building opened the avenue to this noteworthy private building project. The seven large business houses whose future home-building was given definite course by this sale are Castle & Cooke, purchasers of the original federal site; C. Brewer Estate, Bishop & Company, Hawaiian Electric Company, First National Bank, T. H. Davies & Company and M. McInerney, Ltd.

Under the sketch above are given the names of the companies for whom the buildings shown just above are tentatively designed by the architect. The C. Brewer Estate building does not show in this sketch.

The sketch—Louis C. Mullgardt's conception of a new commercial center for Honolulu on Bishop street between King and Queen streets—embraces a new style—Honolulu style.

When asked after what country or era his plans were moulded, the famous California architect promptly answered "None." Then he explained:

"If I were to say Italian or French or Spanish and so forth people versed in the arts would know better and dispute my word. But I could not say any definite style. They are my own conception of a style particularly appropriate to Honolulu that have resulted from my knowledge of my own profession and an understanding of this city and what would fit in from a close observation of it."

Architect Mullgardt knows and loves his work and Honolulu, too. He has drawn as he has pictured in his mind something for Honolulu and Honolulu alone. While the plans are fairly definite and give a working

idea of what the whole scheme looks like, no details have been drawn and there is plenty of leeway to make any changes which might come up.

The whole scheme is now in the tentative stage. The architect looked over his ground, interviewed the businessmen interested and then gave them an idea of what he thought they wanted. It is up to them now to accept or reject, plan or replan. What he thought they wanted or something near it is presented in the accompanying sketches.

In describing the plans, Mr. Mullgardt made a brief statement in which he said:

"Foundations, columns, floors and roofs are to be of re-enforced concrete. Exterior walls between concrete columns to be of hollow tile faced with enameled terra cotta in soft tones."

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### HONOLULU IN NEW BUILDING ERA SPENDS \$10,000,000 IN 5 YEARS

HONOLULU is becoming a big city of homes—homes housing thousands of well-to-do families.

Even the pressure of war and the tremendous demand for funds for patriotic purposes is not stopping, scarcely even checking, the era of home-building that is going on in every section of the city.

With the war period has come also a period of extraordinarily high prices for building material and labor of all kinds has increased in expense. Yet the home-building goes steadily on. Unless one studies the figures of the past five years it is impossible to realize what a home-building and home-owning people Honolulu is establishing.

The war's uncertainty and the high prices of material have operated to delay several great building projects. In two or three instances, contemplated four, five and six-story structures have not been started on this account.

If the United States had not entered the war, Honolulu's first six months of 1917 would have been a splendid record breaker in building of all kinds. However, even this period of national and local stress has not stopped the making of plans for early construction.

In this era of home building which is going on there is the clearest possible proof that the home market is developing at a tremendous rate. The home-building family is the productive family, the purchasing family.

Year	Permits	Value
1912	839	\$2,418,868
1913	1,175	1,713,139
1914	920	1,317,580
1915	1,261	1,468,307
1916	1,491	2,353,095
1917	552	854,042
Total value		\$10,125,061
*Five months.		

The next two years show a decrease in the valuation of buildings erected but a marked increase in the number of permits, although 1914 was less than 1913. In 1915 there was an increase both in permits and valuation over the previous year, and 1916 nearly equaled the 1912 record for valuation and the number of permits was almost double. So far this year, taking the average of the first five months, the total for the entire year will probably be slightly less than last. The reason for this is the war crisis.

Previous to 1912 building was not extensive, but that year, the largest in point of valuation which Honolulu has ever seen, ushered in a new building era. An unusually large number of public buildings were put up, including the Biadell hotel and several school buildings, and in the residential section many new homes were started. The estimated cost of buildings in 1912 was the banner one in point of valuation, but lowest as to the number of permits taken out.

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